

## **Township of Southgate**

### **Administration Office**

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## **Staff Report PL2023-034**

**Title of Report:** Flato East Phase 11 Development Project - Servicing Allocation for Water & Wastewater Capacity

**Department:** Planning

**Council Date:** July 5, 2023

### **Council Recommendation:**

**Be it resolved that** Council receive staff report PL20232-034 as information; and **That** Council consider approving by-law 2023-067 for the allocation of 54 additional equivalent residential units of servicing capacity for Water and Wastewater to the Flato East Phase 11 Commercial and Residential Development Project. Specifically, it will add an additional 54 ERU of water and wastewater capacity to the development. The final allocations for phase 11 will be as follows: 29 ERU's for a commercial use, 96 ERU's for single family dwellings and 81 ERU's for 101 townhomes; and

**That** Council authorize the Mayor and the Clerk to sign the Flato East Phase 11 Development Project Servicing Capacity Allocation Agreement attached as Schedule A to By-law 2023-067.

### **Background:**

The Township of Southgate allocates servicing capacity for water and wastewater to development in the Village of Dundalk.

The present Dundalk Water and Sewage Treatment Reserve Capacity, from the 2023 Reserve Firm Capacity Report, has 343 ERU's (Equivalent Residential Units) of wastewater capacity available and 2158 ERU's of water capacity available. A copy of the Triton Reporting letter for 2023, reporting on the 2023 Dundalk Servicing Capacity is included as attachment #1 to this report.

The Flato East Phase 11 commercial and residential development project has received a partial allocation and is now at the stage where the Township has been requested to consider the allocation of the remaining servicing. Previously the Township has allocated 29 units for the commercial component 42 units for the single family detached and 81 units for the 101 townhomes units.

**Note:** The Townhouse residential unit allocation factor is 0.8 to calculate the allocated servicing capacity of this development type.

A redline revision has been submitted that has changed the unit count slightly which has resulted in 54 ERU's being required compared to the previous report by the CAO which suggested that there was only 50 units still outstanding. This redline revision is currently before the County for approval, which is anticipated in the near future. The zoning by-law has been approved and the Subdivision Agreement will be finalized within the next couple of weeks. Staff are confident that the allocation will be utilized and therefore it is staff's recommendation that Council approve this service capacity allocation of 54 additional ERU's to the Flato East Phase 11 commercial and residential development project. To allocate these the Council will need to authorize the Servicing Capacity Allocation Agreement (Schedule A to By-law 2023-067) for signing by the Mayor and Clerk.

### **Financial Impact or Long-Term Implications**

There is no financial impact to the municipality as a result of this report that will impact the normal municipal operating costs. We are presently working at expanding our wastewater treatment capacity that will require capital investments and the use of Development Charges we are collecting for this purpose.

The allocation of 54 ERU of capacity will be consumed with the construction of this commercial and residential development and will start to generate taxation dollars, plus water and sewer user revenues for the Township.

### **Communications & Community Action Plan Impact:**

This report has been written and presented to Council to communicate accurate information to the public.

### **Goal 3 - Promoting Health Services and Housing Choices**

**Action 3:** The residents and businesses of Southgate envision a caring community which meets the needs of all ages and incomes for a healthy and comfortable life, even as our population grows and changes.

**Strategic Initiatives 3-A (2019-2023):** By means of appropriate policies, incentives and development partners, the Township will facilitate a significant increase in the supply and variety of both rental and purchase housing/accommodation within Southgate.

### **Based on the above staff have the following recommendations:**

1. That Council receive this staff report as information.
2. That Council approve the allocation of 54 residential units of reserve servicing capacity of water and wastewater to the Flato East Phase 11 commercial and residential development project by Township By-law 2023-067 at the July 5, 2023 meeting.

3. That Council approve the Flato East Phase 11 Commercial and Residential Development Project for Water and Wastewater Final Servicing Capacity Allocation Agreement. A copy of the Flato East Phase 11 Servicing Capacity Allocation Agreement is included as Schedule A to By-law 2023-067.

Respectfully Submitted,

**Municipal Planner:** Original Signed By  
Clinton Stredwick, BES, MCIP, RPP



**CAO approval.: Original Signed By**  
Dina Lundy- CAO

- Attachment #1 – Triton Water and Wastewater Reserve Report 2023